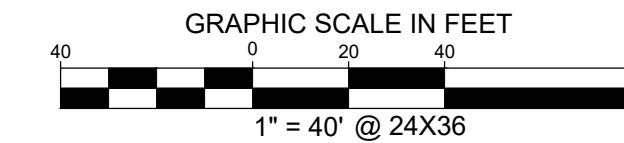
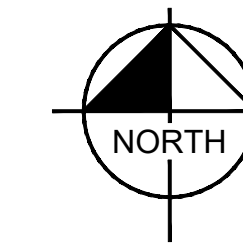


LOT 1R, BLOCK A  
HEADING HEIGHTS ADDITION  
INST. NO. 2015013001000410  
O.P.R.C.C.T.

LOT 1, BLOCK A  
380 CROSSING AT  
HEADINGTON HEIGHTS  
VOL. 2017, PG. 168  
O.P.R.C.C.T.

LOT 2, BLOCK A  
380 CROSSING AT  
HEADINGTON HEIGHTS  
VOL. 2017, PG. 168  
O.P.R.C.C.T.



LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	N02°11'40"E	16.76'	C1	91°01'45"	54.00'	85.79'	N46°40'47"E	77.05'
L2	S87°48'20"E	10.00'	C2	88°58'15"	30.00'	46.59'	S43°19'13"E	42.04'
L3	S02°11'40"W	12.47'	C3	91°01'45"	30.00'	47.66'	S46°40'47"W	42.81'
			C4	90°00'00"	30.00'	47.12'	N42°48'20"W	42.43'
			C5	90°00'00"	30.00'	47.12'	N47°11'40"E	42.43'

**U.S. HIGHWAY 380**  
(A VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 313, PG. 274)  
D.R.C.C.T.

WATER LINE AND SANITARY  
SEWER LINE EASEMENT  
INST. NO. 20110715000736900  
D.R.C.C.T.

UTILITY EASEMENT  
VOL. 2701, PG. 958  
D.R.C.C.T.

SOUTHWESTERN  
BELL TELEPHONE  
COMPANY EASEMENT  
VOL. 737, PG. 788  
D.R.C.C.T.

REMAINDER OF  
CALLED 27.794 ACRES  
MCKINNEY SH I, LTD.  
INST. NO. 20170412000467670  
INST. NO. 20170502000561540  
O.P.R.C.C.T.

**N HARDIN BOULEVARD**  
(A VARIABLE WIDTH RIGHT-OF-WAY)  
(INST. NO. 20070529000714520, O.P.R.C.C.T.)

CALLED 1.06 ACRES  
VAQUERO 380 HARDIN  
PARTNERS, LP  
INST. NO. 20180613000727140  
O.P.R.C.C.T.

SLOPE EASEMENT  
INST. NO. 20070529000714540  
O.P.R.C.C.T.

UTILITY EASEMENT  
VOL. 5233, PG. 2215  
D.R.C.C.T.

REMAINDER OF TRACT II  
MCKINNEY SH II, LTD.  
INST. NO. 20180530000655830  
O.P.R.C.C.T.

SOUTHWESTERN BELL  
TELEPHONE COMPANY  
EASEMENT  
VOL. 737, PG. 788  
D.R.C.C.T.

17.5' X 15' WATER  
EASEMENT  
VOL. \_\_\_ PG. \_\_\_  
O.P.R.C.C.T.

30' FIRE LANE, ACCESS,  
WATER, SEWER, AND  
DRAINAGE EASEMENT  
VOL. \_\_\_ PG. \_\_\_  
O.P.R.C.C.T.

CALLLED 1.4841 ACRES  
GLORIA'S MCKINNEY  
PROPERTY LLC  
INST. NO. 20180723000908310  
O.P.R.C.C.T.

LOT 2, BLOCK A  
380 TOWN CENTRE ADDITION  
VOL. \_\_\_ PG. \_\_\_  
O.P.R.C.C.T.

30' FIRE LANE, ACCESS,  
WATER, SEWER, AND  
DRAINAGE EASEMENT  
VOL. \_\_\_ PG. \_\_\_  
O.P.R.C.C.T.

10' X 10' WATER  
EASEMENT  
VOL. \_\_\_ PG. \_\_\_  
O.P.R.C.C.T.

**LOT 3R, BLOCK A**  
**1.7180 ACRES**  
**74,837 SQ. FT.**  
LOT 3, BLOCK A  
380 TOWN CENTRE ADDITION  
VOL. \_\_\_ PG. \_\_\_  
O.P.R.C.C.T.

22.5' X 10' WATER  
EASEMENT  
VOL. \_\_\_ PG. \_\_\_  
O.P.R.C.C.T.

10' X 10' WATER  
EASEMENT  
VOL. \_\_\_ PG. \_\_\_  
O.P.R.C.C.T.

30' FIRE LANE, ACCESS,  
WATER, SEWER, AND  
DRAINAGE EASEMENT  
VOL. \_\_\_ PG. \_\_\_  
O.P.R.C.C.T.

10' X 10' WATER  
EASEMENT  
VOL. \_\_\_ PG. \_\_\_  
O.P.R.C.C.T.

**OWNERS CERTIFICATION**  
STATE OF TEXAS §  
COUNTY OF COLLIN §  
CITY OF MCKINNEY §

WHEREAS, **KELLAN RESTAURANT MANAGEMENT CORP., A MISSOURI CORPORATION**, is the owner of a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, and being all of "TRACT I" described in Special Warranty Deed to KELLAN RESTAURANT MANAGEMENT CORP., A MISSOURI CORPORATION recorded in Instrument No. 20190215000163610, Official Public Records of Collin County, Texas, and being all of Lot 3, Block A, 380 Town Centre Addition, and addition to the City of McKinney, Texas according to the plat recorded in Volume \_\_\_, Page \_\_\_ of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found for northeast corner of a right-of-way corner clip at the intersection of the south right-of-way line of U.S. Highway 380 (a variable width right-of-way) and the east right-of-way line of Hardin Boulevard (a variable width right-of-way);

**THENCE** with said south right-of-way line of U.S. Highway 380, South 87°48'20" East, a distance of 163.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 3;

**THENCE** departing said south right-of-way line of U.S. Highway 380 and with the east line of said Lot 3, South 2°11'40" West, a distance of 363.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 3;

**THENCE** with the south line of said Lot 3, North 87°48'20" West, a distance of 214.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said east right-of-way line of Hardin Boulevard (120-foot wide right-of-way, at this point), for the southwest corner of said Lot 3;

**THENCE** with said east right-of-way line of Hardin Boulevard, the following courses and distances:

North 5°16'25" East, a distance of 161.46 feet to a 1/2-inch iron rod found for corner;  
North 1°09'55" East, a distance of 153.86 feet to a 1/2-inch iron rod found for southwest end of said right-of-way corner clip;

**THENCE** with said right-of-way corner clip, North 45°39'56" East, a distance of 66.32 feet to the **POINT OF BEGINNING** and containing 1.7180 acres or 74,837 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

**OWNER DEDICATION**  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, **KELLAN RESTAURANT MANAGEMENT CORP., A MISSOURI CORPORATION**, does hereby adopt this Preliminary Final Plat designating the hereinabove described property as **380 TOWN CENTRE ADDITION, LOT 3R, BLOCK A**, being a replat of all of Lot 3, Block A, 380 Town Centre Addition, recorded in Volume \_\_\_, Page \_\_\_, O.P.R.C.C.T., an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone.

This plat is made subject to the following Reservation: For Grantor and Grantor's Heirs, Successors, and Assigns Forever; A Reservation of all oil, gas, and other minerals in and under that may be produced from the property.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_, this the \_\_\_ day of \_\_\_\_\_, 2019.

**KELLAN RESTAURANT MANAGEMENT CORP., A MISSOURI CORPORATION**

By: \_\_\_\_\_  
Name: Michael Norsworthy  
Title: Chief Executive Officer and President

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Norsworthy, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of \_\_\_\_\_

**SURVEYORS CERTIFICATE**

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Texas.

Dated this the \_\_\_ day of \_\_\_\_\_, 2019.

J. Andy Dobbs  
Registered Professional Land Surveyor No. 6196  
Kimley-Horn and Associates, Inc.  
13455 Noel Road,  
Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
(972) 770-1300  
andy.dobbs@kimley-horn.com

**PRELIMINARY**  
THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

STATE OF TEXAS §  
COUNTY OF DALLAS §

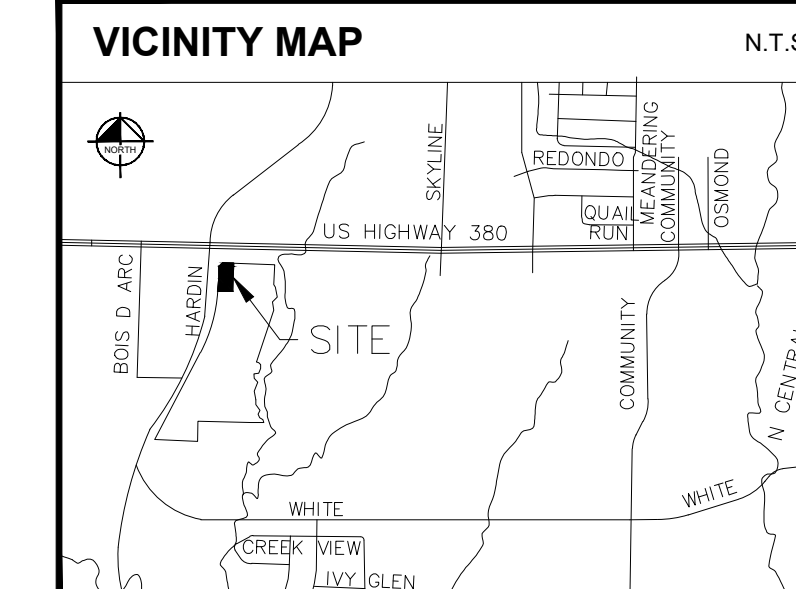
BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this \_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

OWNER:  
KELLAN RESTAURANT MANAGEMENT CORP.,  
A MISSOURI CORPORATION  
1425 SWIFT STREET, SUITE 200  
NORTH KANSAS CITY, MISSOURI 64116  
CONTACT: MICHAEL NORSWORTHY  
PHONE: 816-716-2586

ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
CONTACT: JONATHAN KERBY, PE  
PHONE: 972-770-1300



**VICINITY MAP** N.T.S.

LEGEND  
Δ = CENTRAL ANGLE  
P.O.B. = POINT OF BEGINNING  
VOL. = VOLUME  
PG. = PAGE  
SQ. FT. = SQUARE FEET  
INST. NO. = INSTRUMENT NUMBER  
IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET  
IRFC = IRON ROD WITH CAP FOUND  
IRF = IRON ROD FOUND  
D.R.D.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS  
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

**FLOOD STATEMENT:**  
According to Community Panel No. 48085C0260K, dated June 7, 2017 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- NOTES:**
- Bearing system of this survey is based on a line oriented between City of McKinney monuments 39 and 40 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
  - All corners are 5/8" iron rods with a plastic cap stamped "KHA" set unless otherwise noted.
  - The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
  - All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

**PRELIMINARY FINAL PLAT**  
**380 TOWN CENTRE ADDITION**  
**LOT 3R, BLOCK A**  
BEING A REPLAT OF ALL OF LOT 3, BLOCK A  
380 TOWN CENTRE ADDITION  
VOLUME \_\_\_, PAGE \_\_\_, O.P.R.C.C.T.  
AND BEING 1.7180 ACRES OUT OF THE  
WILLIAM HUNT SURVEY, ABSTRACT NO. 450  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JAD	JBH	JAN. 2019	063006044	1 OF 1

DWG NAME: FCD\\SURVEY\\063006044\\MCKINNEY\_380\\HARDIN\_TOWN CENTRE\\PFP\\LOT 3\\DWG PLOTTED BY: CDE, MITCHELL 4/26/2019 4:53 PM LAST SAVED: 4/26/2019 4:52 PM